

JUDICIARY PUBLIC HEARING  
MARCH 29, 2012, 10:00 A.M.

RE: **HB5536** AN ACT CONCERNING REQUIREMENTS FOR CERTIFICATION AS A COMMUNITY ASSOCIATION MANAGER, LICENSURE AS A REAL ESTATE BROKER OR SALESPERSON AND ORGANIZATION OF A UNIT OWNERS' ASSOCIATION.

**HB HB5511** AN ACT CONCERNING THE BUDGET, SPECIAL ASSESSMENT AND ASSIGNMENT OF FUTURE INCOME APPROVAL PROCESS IN COMMON INTEREST OWNERSHIP COMMUNITIES.

Good Morning members of the Judiciary Committee and others present.

My name is Linda Palermo. I reside in Stratford, CT at Stonybrook Garden Cooperative Inc. I am here today to speak as an individual and CCOC member in favor of HB5536 and HB511, because inherently, as members our issues are heard only once a year at the Annual Membership meeting where we have five minutes to speak. We have an officer manager, who lacks any credential such as those proposed in HB5536. He takes his directives from the president of the Board, who allows and relies on the office manager to do the things a property manager would do. In the past money was missing, the office assistant got blamed. When she left, and another assistant was working in the office, she would get the blamed when certain things went wrong. He listens to phone calls over her shoulder. I personally had a portion of my membership file sealed due to a past President saying he was going to access it without my being present. More recently the sealed portion was opened with out my knowledge my security number is missing how and by whom we will never know Documents were thinned out; put into my more recent membership file; there again, I was not present and recently discovered this when I was going through my membership file. Because of event such as these I would like back ground checks done not only on the office manager but also on any potential property manager prior to hiring. Members', complain about the office managers, attitude and job performance -the Board does nothing and members get ignored. We get minutes one month after the Board's Regular meeting. So here is where I speak out I welcome the organization of a unit owner's association to spite the fact I bet they wouldn't. Wherefore I support HB5536 AND HB 5511. Thank you for the opportunity to speak.

Linda Palermo